059.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,000 / 932,000
					USE VALUE:	932,000 / 932,000
					ASSESSED:	932,000 / 932,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERNENKO TATYANA
Owner 2:	BRUSYLOV OLEKSANDR
Owner 3:	
Street 1:	105 BOW ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOYER MATTHEW C -
Owner 2:	-
Street 1:	105 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2192 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3594.000	556,500	6,000	369,500	932,000
Total Card	0.083	556,500	6,000	369,500	932,000
Total Parcel	0.083	556,500	6,000	369,500	932,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.18 /Parcel: 425.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 418036

GIS Ref

GIS Ref

Insp Date 05/04/17

!16397!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	556,500	6000	3,594.	369,500	932,000		Year end	12/23/2021
2021	104	FV	531,200	6000	3,594.	369,500	906,700		Year End Roll	12/10/2020
2020	104	FV	530,900	6000	3,594.	369,500	906,400	906,400	Year End Roll	12/18/2019
2019	104	FV	396,100	6000	3,594.	364,200	766,300	766,300	Year End Roll	1/3/2019
2018	104	FV	396,100	6000	3,594.	279,700	681,800	681,800	Year End Roll	12/20/2017

PRINT

Date	Time
12/30/21	22:25:45

LAST REV

Date	Time
08/09/21	14:18:15
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOYER MATTHEW C	74442-200	1	4/9/2020		975,000	No	No		
VANNE MICHAEL,	67341-518		5/31/2016	Change Use	395,000	No	No		

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2021	423	Dormers	66,250	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2021	Mail Update	MM	Mary M
5/4/2017	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3594		Sq. Ft.	Site		0	70.	1.47	6									369,473						369,500	

Total AC/HA:	0.08251	Total SF/SM:	3594	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	369,473	Spl Credit		Total:	369,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12901449
Const Adj.:	1.04989493
Adj $ / SQ:	213.362
Other Features:	115769
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683679
Depreciation:	127164
Depreciated Total:	556514

COMMENTS

Removal of Condo status - 12/21/16. processed 5/2/17 - 59A-4-13&14.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

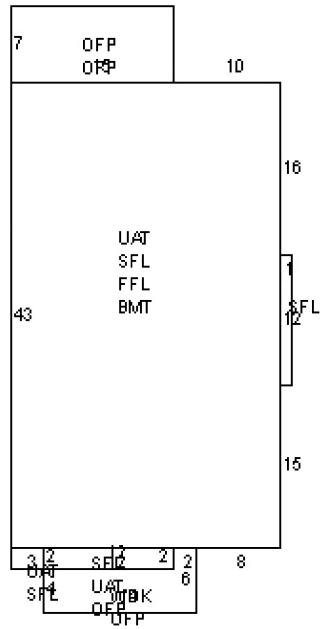
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	213.36
Special Features:	0	Val/Su Net:	142.80
Final Total:	556500	Val/Su SzAd	253.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,117	213.360	238,326
BMT	Basement	1,075	64.010	68,809
FFL	First Floor	1,075	213.360	229,365
OFP	Open Porch	294	23.220	6,825
UAT	Upper Attic	276	85.340	23,577
WDK	Deck	60	16.800	1,008

Net Sketched Area:	3,897	Total:	
Size Ad	2192	Gross Area	5440	FinArea	2192
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

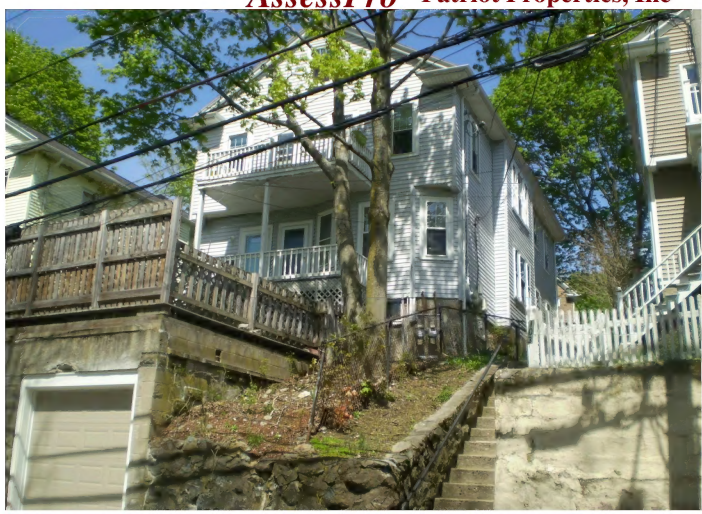
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1916	21.25	T	30	104			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000

IMAGE

AssessPro Patriot Properties, Inc